



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE

JANUARY 4, 2011

Caucus Rooms, 2nd Floor City Hall

Carmel IN 46032

6:00 PM

Committee Members Present: Jay Dorman, Steve Stromquist, Ephraim Wilfong.

DOCS Staff Present: Rachel Boone, Angie Conn.

Also Present: Ramona Hancock, Plan Commission Secretary.

The Special Studies Committee considered the following items:

1. Docket No. 10120004 ADLS Amend: Meridian Corporate Plaza 1 – Signage

The applicant seeks approval to update the sign package for the building. The site is located at 401 Pennsylvania Pkwy. and is zoned B-5 and B-6/Business within the US 31 Overlay Zone. Filed by Jon Dobosiewicz of Nelson & Frankenberger on behalf of Jones Lang LaSalle, Americas.

Present for Petitioner: Jon Dobosiewicz, Charlie Frankenberger, Nelson & Frankenberger; Ryan Miller, Jones Lang LaSalle.

Overview, Jon Dobosiewicz:

- Proposal is to up-date sign package
- Propose two signs on south façade, one on the north façade of middle building
- Signs are internally illuminated, individual channel letters with metal returns
- Signs are mounted directly to the building – no raceways
- Colors proposed for letters: blue, brown, green, and white
- Logo colors will not be limited
- Petitioner received BZA hearing officer approval this evening for three variances: number of signs, total square footage of signs, and number of signs facing I-465

Dept Report, Rachel Boone:

- Proposal brings this building up-to-speed with other office bldgs within the complex
- Petitioner proposes limiting signs to four colors: blue, brown, green, and white
- Sign location on bldg is good – balanced
- Petitioner received variance approval from BZA Hearing Officer this evening for additional sign, size, and number of signs facing I-465
- Dept recommends approval

Committee comments/questions:

- Limiting colors is too restrictive for prospective tenants and businesses
- Colors could be selected by tenants
- Colors should be flexible—unanimous agreement by committee members
- Committee is comfortable with limiting to 4 colors
- Committee members agreed on a sunset period of 18 months for four colors—other than those presented—to be allowed during the first 18 months
- Note: The first four sign colors chosen by the new tenants within the first 18 months will be the colors that new tenants will need to adhere to after 18 months. If no new tenants move in and have a sign within the 18 month period, any new tenant after 18 months will be required to choose one of the four originally proposed colors: blue, brown, green, or white.

Motion: Jay Dorman “To approve Docket No. 10120004 ADLS Amend, Meridian Corporate Plaza I, Signage, with the provision that for the next 18 months, 4 colors are to remain flexible; at month 18 plus one day, the colors will revert back to original proposal of blue, brown, green and white;” seconded by Ephraim Wilfong, approved 3-0.

2. **Docket No. 10120009 ADLS Amend: Clarian North Hospital (IU North Hospital) – Signage**
The applicant seeks approval to update the sign package for the building to reflect the hospital’s name change. The site is located at 11700 N. Meridian St. and is zoned PUD/Planned Unit Development.
Filed by John Dionne of Fairmont Sign Company on behalf of Clarian Health.

Present for Petitioner: Ryan Moore, Manager, Marketing & Public Relations, Clarian Health, and Mark McLean, Director of Operations, Clarian Health; Patrick Clark, Fairmont Sign Company; Allan Sutherlin, consultant to Clarian Health.

Overview:

- Changing sign package to reflect name change to IU Health North Hospital and Riley Hospital for Children
- Included are changes to wall signs, directory signs, entrance signs, etc.

Dept Comments, Rachel Boone:

- Numerous changes to up-date sign package and also reflect hospital name change
- Signs made to fit the site
- Approximately 29 sign changes
- Complete signage audit provided by petitioner
- Dept recommends approval after all concerns have been addressed

Committee comments/questions:

- Any possibility of the red color in the logo fading to pink over time? (No, petitioner will see to that)
- Any sign locations changed? (No)
- Sign package--number overwhelming—kudos to Dept for an outstanding job

Motion: Jay Dorman “To approve up-dated sign package, Docket No. 10120009 ADLS Amend, Clarian North Hospital—IU Health Signage as presented;” seconded by Ephraim Wilfong, approved 3-0.

3. Docket No. 10120010 ADLS Amend: Carmel Walk (fire rebuild)

The applicant seeks design approval to update the building façade colors and materials. The site is located at 1311 Range Line Rd and is zoned B-8/Business within the Carmel Dr. – Range Line Rd. Overlay. Filed by David Fineberg of the Fineberg Group, LLC.

Present for Petitioner: David Fineberg, The Fineberg Group, LLC, One East Carmel Drive, Suite 200, Carmel.

Overview:

- Changing Exterior colors and sign areas
- Remove front fascia and bottom fascia of sign box to treat for fire and smoke damage
- Material will be EIFS
- Where T1-11 is currently on sign box will match color of EIFS
- Rebuild from winery to the north
- Request existing ADLS Amendment for Dunkin Donuts remain in place
- Existing brick will be painted to match EIFS

Department Comments, Rachel Boone:

- Re-build will match existing building
- Re-build will be a nice up-date
- Up-date design for Dunkin' Donuts forthcoming—maybe next month

Motion: Jay Dorman, "To approve Docket No. 10120010 ADLS Amend, Carmel Walk (fire rebuild) façade, colors, and materials as presented to Committee;" seconded by Ephraim Wilfong, approved 3-0

4. Docket No. 10120012 ADLS Amend: Davita Dialysis & Rehab Suites of Carmel – Signage

The applicant seeks approval to update the sign package and add an awning over the new Davita Dialysis entrance. The site is located at 118 Medical Dr. and is zoned B-8/Business. Filed by Adam Walsh of ISF Signs on behalf of Davita Dialysis and J.L. Geisler.

Present for Petitioner: Greg Morgan, Sign Specialist, ISF Signs, 6468 Rucker Road, Indianapolis 46220.

Overview:

- Proposal is for main entrance ground sign, directory sign, and wall/awning sign
- Awning over new entrance on west elevation is to identify from balance of center
- Davita text is blue with yellow star above the letter "i"

Department Comments, Rachel Boone:

- Up-dated sign package includes new Directory Sign, 5 ½ square feet—allowed—centered on post
- Proposal also is for wall and ground sign
- Awning over entrance is less than 3 square feet and is exempt

Committee Comments/Questions:

- Awning material? (either canvas or vinyl—petitioner has not yet decided)
- Color? (uncertain—perhaps beige)
- Discussion regarding placement of arrow for clarification purposes

Motion: Jay Dorman "To approve Docket No. 10120012 ADLS Amend, Davita Dialysis & Rehab Suites of Carmel – Signage as presented to the Committee;" seconded by Ephraim Wilfong, approved 3-0.

5. Docket No. 10120013 ADLS Amend: Meridian Mark II – Signage

The applicant seeks approval to add a directory sign near the pedestrian entrance of the building. The site is located at 11711 N. Meridian St. and is zoned B-6/Business within the US 31 Overlay Zone. Filed by Dan Fields of A-1 Expeditors on Zeller Realty Group.

Present for Petitioner: Nancy Long and Dan Fields, A-1 Expeditors, 8841 Mud Creek Road, Indianapolis 46256

Overview:

- Propose monument sign for pedestrian entrance to building
- Sign is non-illuminated
- Sign will be faux granite
- Sign is 4' X 7' and 5' high
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Department Comments, Rachel Boone:

- Petitioner adding a directory sign
- Directory Sign allowed by ordinance
- Bldg did not officially have a Directory Sign
- Sign generally matches other sign on the property
- Sign faces Meridian and Pennsylvania

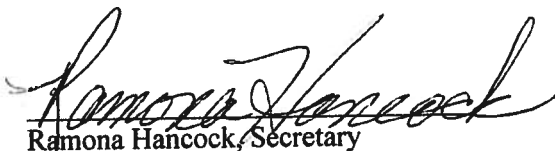
Motion: Jay Dorman "To approve Docket No. 10120013 ADLS Amend, Meridian Mark II Signage as presented to Committee;" seconded by Ephraim Wilfong, approved 3-0

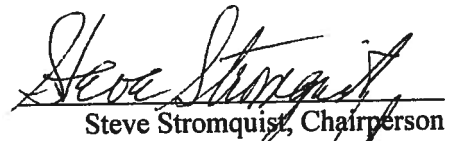
6. Docket No. 10100006 DP/ADLS: AutoZone - Park Northwestern, Lot 1

The applicant seeks site plan and design approval for a new 30 sq. ft. store on 1.59 acres. The site is located at 10560 N. Michigan Rd. and is zoned I-1/Industrial within the Michigan Rd/US 421 Overlay Zone. Filed by Jeff Kauerz for AutoZone Stores, Inc.

TABLED TO FEBRUARY 1, 2011

Meeting Adjourned at 6:40 PM


Ramona Hancock, Secretary


Steve Stromquist, Chairperson